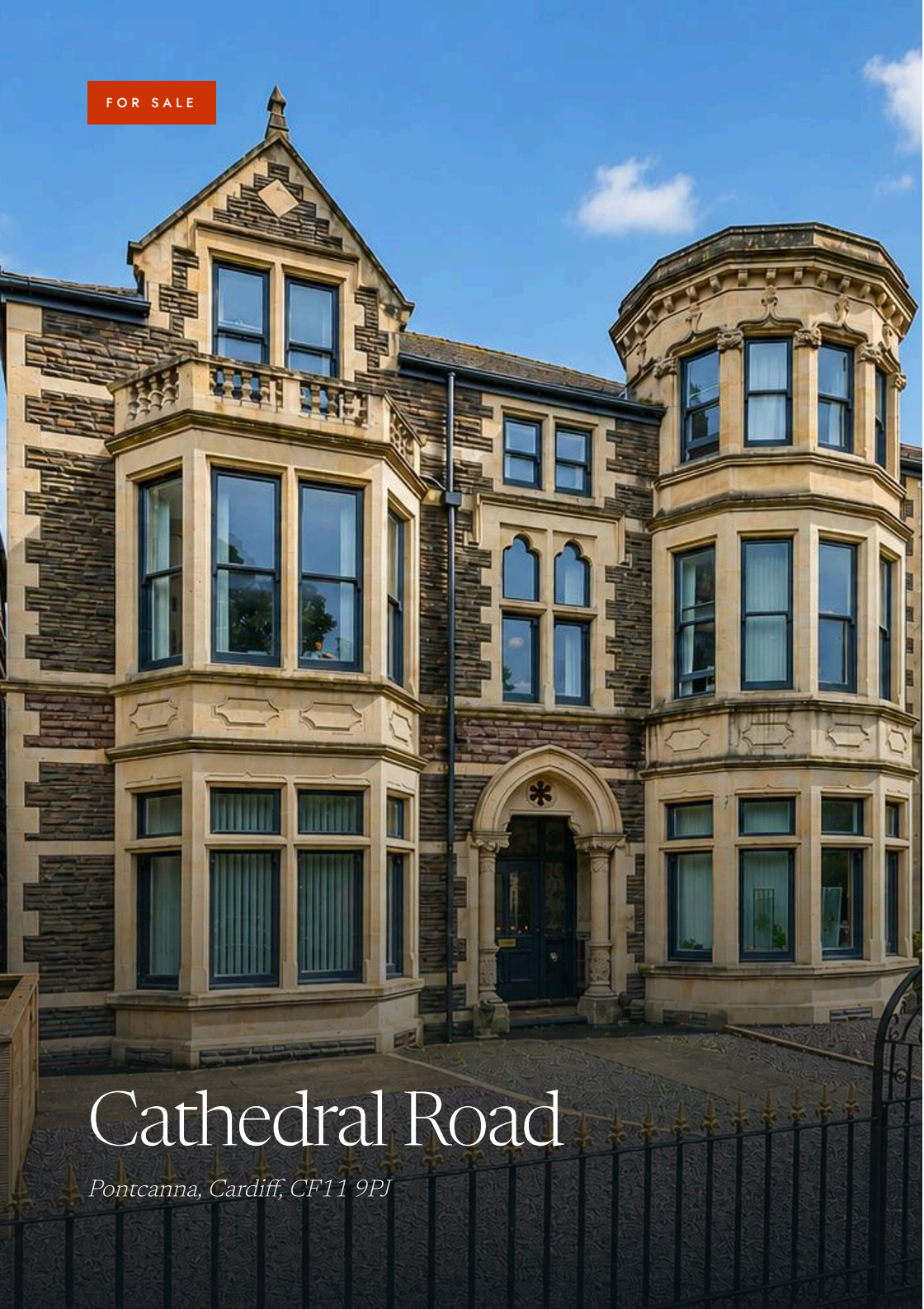


FOR SALE

Cathedral Road

Pontcanna, Cardiff, CF11 9PJ

PONTCANNA, CARDIFF

Cathedral Road

Pontcanna, Cardiff, CF11 9PJ

ASKING PRICE

£300,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

603 SQ FT

2 BEDROOMS

GREAT LOCATION

PARKING

THE PROPERTY

Nestled in the heart of the highly sought-after Pontcanna district on the prestigious Cathedral Road, this impressive two-bedroom apartment offers contemporary living in an enviable location. Built in the summer of 2020, the property has been thoughtfully designed and tastefully finished throughout, creating a stylish and welcoming home perfectly suited to modern lifestyles.

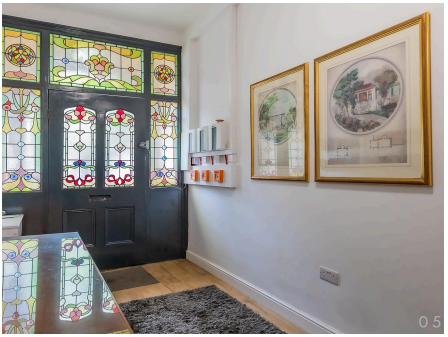
The accommodation boasts a bright and spacious open-plan living area, seamlessly combining the lounge and kitchen to provide an ideal space for both relaxing and entertaining. The sleek, modern kitchen is complemented by quality fittings and finishes, while the beautifully appointed bathroom features a walk-in shower.

The property further benefits from a generously sized principal double bedroom, offering ample space and comfort, alongside a versatile second bedroom that would make an excellent guest room, home office, or study.

Additional features include electric heating and off-road parking to the rear of the property.

Ideally positioned within walking distance of Pontcanna's vibrant cafés, restaurants, and local amenities, as well as Cardiff city centre, this exceptional apartment presents a fantastic opportunity for professionals, couples, or those seeking a stylish home in one of Cardiff's most desirable neighbourhoods.

INSIDE



ACCOMMODATION

KITCHEN/LIVING	4.09m x 5.66m
BEDROOM	1.96m x 4.19m
BEDROOM	3.89m x 2.82m
BATHROOM	2.36m x 1.47m

SERVICE CHARGE

TBC

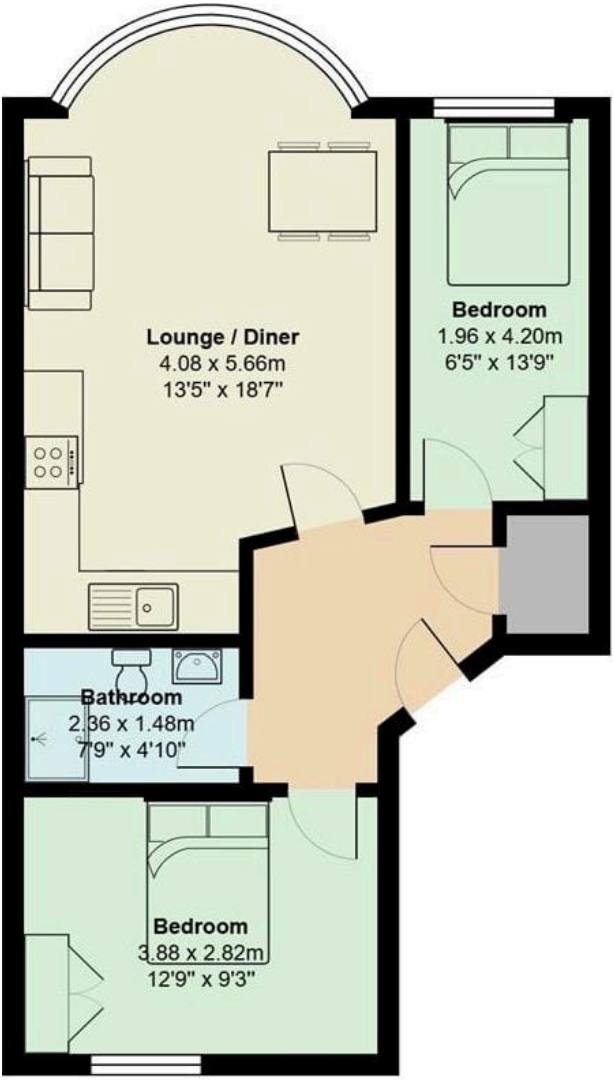
GROUND RENT

£0

COUNCIL TAX BAND

Council Tax Band - D

PROPERTY TYPE	FLAT/APARTMENT
INTERNAL AREA	603 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND D · ABOUT £2,013 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	67 · POTENTIAL 67



9, 127 Cathedral Road, Pontcanna

Total Area: 56.0 m² ... 603 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

Paul M Davies

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk